| 110.0 | 0002 | 0014.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 1,196,100 | / | 1,196,100 |
| USE VALUE: | 1,196,100 | / | 1,196,100 |
| ASSESSED: | 1,196,100 | / | 1,196,100 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 105 | | MADISON AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | HOGAN KELLY |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 105 MADISON AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | HOGAN MICHAEL & KELLY - |
| Owner 2: | - |
| Street 1: | 105 MADISON AVE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .344 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Clapboard Exterior and 2922 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 8 | Ledge |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 15000.000 | 587,100 | | 609,000 | 1,196,100 |
| Total Card | 0.344 | 587,100 | | 609,000 | 1,196,100 |
| Total Parcel | 0.344 | 587,100 | | 609,000 | 1,196,100 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.34 /Parcel: 409.34

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 70336 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 08/10/16 |

!8619!

## PREVIOUS ASSESSMENT

Parcel ID: 110.0-0002-0014.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 587,100 | 0 | 15,000. | 609,000 | 1,196,100 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 570,100 | 0 | 15,000. | 609,000 | 1,179,100 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 570,300 | 0 | 15,000. | 609,000 | 1,179,300 | 1,179,300 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 428,500 | 0 | 15,000. | 600,300 | 1,028,800 | 1,028,800 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 428,500 | 0 | 15,000. | 461,100 | 889,600 | 889,600 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 428,500 | 0 | 15,000. | 435,000 | 863,500 | 863,500 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 410,900 | 0 | 15,000. | 400,200 | 811,100 | 811,100 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 156,400 | 0 | 15,000. | 374,100 | 530,500 | 530,500 | Year End Roll | 12/11/2014 |

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 07:37:33 |

## LAST REV

| Date | Time |
|---|---|
| 05/15/17 | 11:18:31 |
| mmcmakin | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8619

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| HOGAN MICHAEL & | 1506-77 | | 4/10/2017 | Convenience | 1 | No | No | | |
| BEHREND JASON/B | 1456-22 | | 7/9/2014 | Change>Sale | 525,000 | No | No | | |
| PLUMLEY DEBRA L | 1327-13 | | 9/26/2006 | | 400,000 | No | No | | |
| GARSIDE THOMAS | 1326-37 | | 9/8/2006 | Family | | No | No | | |
| | 477-309 | | 1/1/1901 | Family | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 3/4/2016 | 232 | Solar Pa | 2,000 | | | | | |
| 3/17/2015 | 709 | Manual | 2,000 | | | | | Install duct work |
| 12/16/2014 | 1716 | Demoliti | 5,275 | | | | | Demo of house. |
| 11/24/2014 | 1571 | Addition | 275,000 | | | | | Add partial second |
| 8/20/2014 | 1039 | Demoliti | 7,000 | | | | | |
| 3/22/2011 | 178 | Manual | 4,500 | | | | | INSULATE |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 8/10/2016 | Permit Visit | DGM | D Mann |
| 8/10/2016 | Meas/Inspect | DGM | D Mann |
| 6/11/2015 | SQ Returned | EMK | Ellen K |
| 3/24/2009 | Measured | 197 | PATRIOT |
| 2/1/2000 | Meas/Inspect | 264 | PATRIOT |
| 12/1/1981 | | KM | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 70336 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 15000 | | Sq. Ft. | Site | | 0 | 70. | 0.58 | 6 | | | | | | | | | 609,000 | | | | | | 609,000 | |

| Total AC/HA: | 0.34435 | Total SF/SM: | 15000 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 609,000 | Spl Credit | | Total: | 609,000 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1949 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G17 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 15 - H.V.A.C | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Very Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.00934291 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 129.889 |
| Other Features: | 121525 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 615381 |
| Depreciation: | 28308 |
| Depreciated Total: | 587073 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 6 | BRs: | 2 | Baths: | 2 | HB | | | | | |

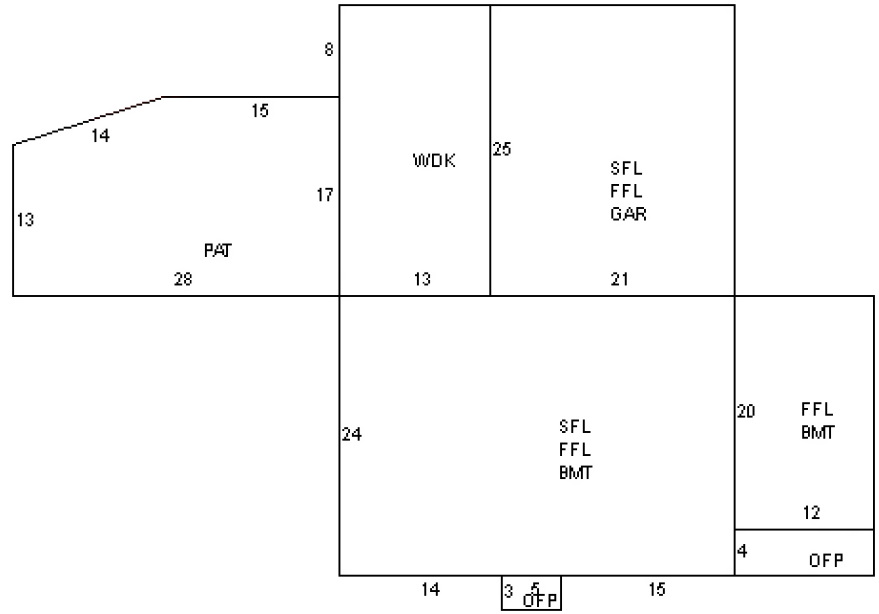
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 2 | |
| Totals | | | |
| 1 | 6 | 2 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 142.88 |
| Special Features: | 0 | Val/Su Net: | 109.92 |
| Final Total: | 587100 | Val/Su SzAd | 200.92 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,581 | 129.890 | 205,355 |
| SFL | Second Floor | 1,341 | 129.890 | 174,182 |
| BMT | Basement | 1,056 | 38.970 | 41,149 |
| GAR | Garage | 525 | 19.560 | 10,270 |
| PAT | Patio | 450 | 3.050 | 1,373 |
| WDK | Deck | 325 | 8.990 | 2,920 |
| OFP | Open Porch | 63 | 42.260 | 2,662 |
| | Net Sketched Area: | 5,341 | Total: | 437,911 |
| Size Ad | 2922 | Gross Area | 5341 | FinArea 2922 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

110.0-0002-0014.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|